

Charming two-bedroom house with terrace, courtyard, garden, cellar and outbuildings in the south Loire Valley

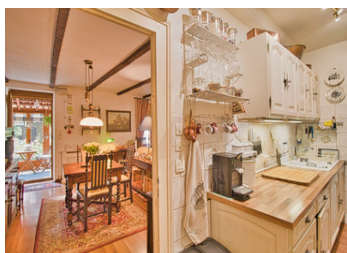


## INFORMATION

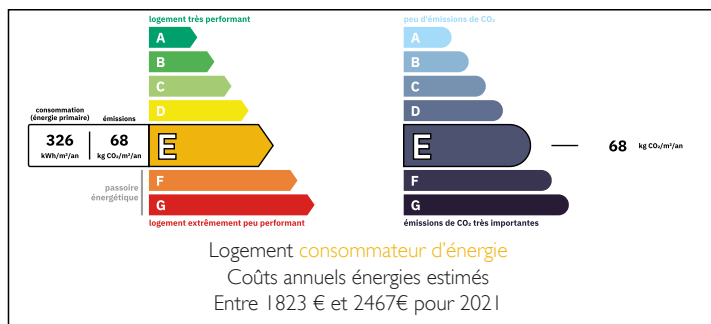
Town:	Saint-Jean-de-Sauves
Department:	Vienne
Bed:	2
Bath:	2
Floor:	84 m2
Plot Size:	1169 m2

## IN BRIEF

This charming stone property is habitable and offers two bedrooms, a living room, a kitchen, a conservatory and a pleasant, sheltered terrace, as well as a cellar. Situated in a quiet hamlet close to Mirebeau and surrounded by beautiful countryside, its separate garden has a lovely view of the church. The village of Saint Jean de Sauves with all its amenities is just 3 km away and Poitiers with its airport and TGV train station is 35 minutes away by car.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 600 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### PROPERTY IN DETAIL:

Ground floor:

- entrance/veranda 8 m2
- dining/living room 30 m2
- WC with basin 2.7 m2
- utility room with shower and storage 6 m2
- kitchen 5 m2

First floor

- landing and corridor 5 m2
- Bedroom 17 m2
- Bedroom 13 m2
- office open onto landing 3 m2
- shower room 2.5 m2 with shower, basin and WC

### THE OUTBUILDINGS:

- cellar 37 m2
- garage 13 m2
- workshop 19 m2
- boiler room/workshop 16 m2
- barn 40m2 with mezzanine 30 m2
- open barn/summer lounge 15 m2

### TECHNICAL POINTS:

- double glazing
- mains drainage
- oil-fired central heating
- wood-burning insert in living room with heat distribution vents
- wells

On the other side of the lane is a beautifully flowered garden with several fruit trees. The garden is just under 900m2 in size.

### THE AREA

This property is situated in the pretty hamlet of Fontenay sur Dives, just a few minutes from the bakeries, local shops and amenities of the village of Saint Jean de Sauves.

Saint Jean de Sauves has nursery, primary and secondary schools as well as numerous shops (pharmacy, bakery, butcher's, mini-market, etc.), a